



Heritage Complex
2662 Riva Road
Annapolis MD 21401

Christopher J. Phipps, P.E.
Director

October 31, 2022

PUBLIC MEETING MINUTES

QUIET WATERS PARK EXPANSION AND CHESEAPEAKE CONSERVANCY – EARL CONSERVATION CENTER PUBLIC MEETING

ATTENDEES: Lisa Deanes (AACounty), Erica Matthews (AACounty), Bruce Bruchey (AACounty), Alison Woodfield (AACounty), Mark Garrity (AACounty), Lisa Rodvien (AACounty), Randall Hughes (WBCM), Doug Bothner (ZS), Jonathan Lessem (ZS), Kevin Campion (CHLA), Joel Dunn (Chesapeake Conservancy), Jody Couser (Chesapeake Conservancy), Ellen Gardner (Chesapeake Conservancy), Andy Loftus, Carol Sayre, Nancy Leist, Sue Buyaskas, Phyllis Saroff, Catherine Stirling, Bob Pierno, David Brougher, Diane McBee, Bill and Vicki Cone, Longwell, Myra Copus, Thomas Schwallenberg, Matthew Earl, Sara Towner, Ray Sullivan, Todd Shields, Joanne Brew, Sue King, Earl Dilulio, Daphe and Peter Summers, Todd Redlin, Jim Earl, Sylvia Earl, Paul Kelley and Janice Fisher, Pattie O'Neill, Bert Aultman, Lisa Rodvien, Ralph Naranjo, Michelle Garske, Tom Cagel, Diane Martin, Jeffrey and Linda Wilk, Marie McCarthy, Mary Ellen Barnes, Paul Barnes, Theresa Pierno, Heather East, Vijay Raiz, Mike Lofton

This public meeting started at approximately 6:30 p.m. on Monday, October 31, 2022.

Bruce Bruchey of Anne Arundel County began by introducing himself and the project team and stating the purpose of the meeting. The Project Team includes Bruce Bruchey, DRP Capital Projects Manager; Lisa Deanes, Department of Public Works (DPW) Project Manager; and Design Team members - Randy Hughes, Whitney, Bailey, Cox & Magnani, LLC. (WBCM) Project Manager, Doug Bothner & Jonathan Lessem, Ziger Sneed Architects (ZS); and Kevin Campion, Campion Hruby Landscape Architects (CHLA). Bruce gave an overview of the general meeting agenda and procedure for asking questions both during and after the meeting. Bruce then turned it over to the

Design Team to present the 30% Schematic Design for Quiet Waters Park Expansion and the Chesapeake Conservancy – Earl Conservation Center.

Randy Hughes of WBCM gave a brief overview of the project context and timeline. A general overview of the project was then given that included project location, key project information, an overview of the location of the two projects and their relationship, and site constraints including environmental features and potential required modifications. Kevin Campion of CHLA then gave an overview of the ecological design objectives of the project, site circulation for both vehicles and pedestrians, and landscape planting themes of the design. Doug Bothner (ZS) then gave an overview of the planned building structures included under both projects. Representative renderings showing the intended appearance of the structures was presented along with description of each buildings intended use and function. Randy then gave an overview of site design elements include surface parking lots, access driveway, stormwater management features, environmental impacts and proposed mitigation measures. This was followed by a general outline of the next steps and the anticipated project schedule. Randy then turned the meeting back over to Bruce Bruchey to facilitate the questions and answers period of the meeting.

Please see the attached copy of the PowerPoint presentation and the recorded copy of the October 31, 2022 Public Meeting available to view on the County's website at <https://www.aacounty.org/departments/planning-and-zoning/development/community-meetings/past-meetings/> for additional meeting details.

Meeting adjourned at approximately 8:20 p.m.

Thirty-four (34) questions were asked during the meeting and twenty-four (24) comments were received during the public comment period. Please see the attached summary of questions posed and synopses of the answers that address the overarching themes of questions posed before, during, and after the meeting.

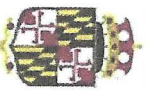
Anne Arundel County DPW & YOU

Making a difference, together

Quiet Waters Park Expansion

Former Quiet Waters Retreat

Anne Arundel County Capital Project No. P584607



ANNE ARUNDEL
COUNTY
MARYLAND



enjoy explore restore



and the

Earl Conservation Center

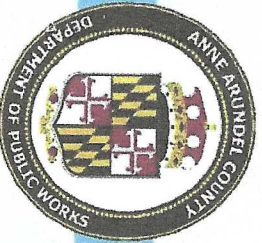
The Chesapeake Conservancy



Blue Heron Room - Quiet Waters Park, 600 Quiet Waters Park Road, Annapolis, MD 21403

October 31, 2022, 6:30 – 7:30 pm

DPWandYOU.com | *Making a difference, together*



Important Meeting Information

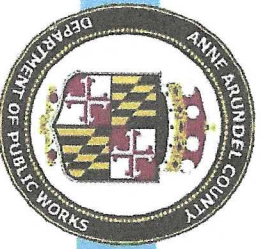
This will be an in-person meeting and will be audio and video recorded. Therefore the audience will be able to view and hear the meeting. The URL link for the meeting will be posted on the OPZ website within 24 hours of the meeting.

For questions and comments:

- Please hold all questions until the end of the presentation
- Meeting Minutes that will be shared with the Public. The Meeting Minutes will be: Posted on the DRP website, Posted on the OPZ Community Meetings website, Mailed to the residents that received the mailed notice of this meeting

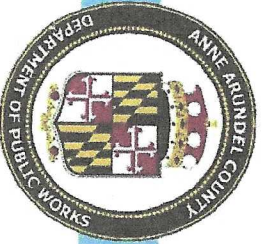
For up to 2 weeks after tonight's meeting, send questions and comments to:

Lisa Deanes, Project Manager
Anne Arundel County, Dept. of Public Works
pwvdea00@aacounty.org



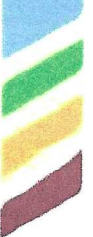
Meeting Agenda

- Welcome and Introductions
- Key Project Information
- Master Plan / Combined Projects Overview
 - Quiet Waters Park Expansion - Schematic Design
 - Chesapeake Conservancy - Earl Conservation Center - Design Development
- Next Steps
- Questions



Project Team

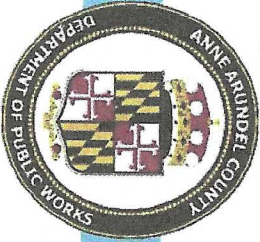
- Department of Public Works
- Department of Recreation & Parks
- Chesapeake Conservancy
- Design Team
- WBCM – Civil Engineer
- Ziger/Snead Architects
- Campion Hruby Landscape Architects



Context

Why the community meeting is being held?

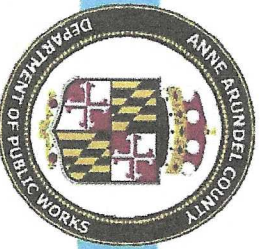
- §17-2-107 of the County Code.
- (a)(1)(i) a modification to permit direct impact to environmentally sensitive areas;
- (a)(1)(iii) development of a commercial, industrial, or institutional use, or an active recreational use as defined in § 18-1-101, that adjoins a residentially zoned and developed lot



Project Overview & Timeline

Quiet Waters Park Expansion Overall Timeline

- Purchase of the Retreat – October 2019
- Lease approved by County Council – Bill 23-22 approved March 31, 2022
- Masterplan presented to the Friends Group- March 2022
- Masterplan for the Retreat Property completed- August 2022
- Design and Permitting for Improvements- Currently underway



Key Project Information - General Info

Project Names:

Quiet Waters Park Expansion / Chesapeake Conservancy – Earl Conservation Center

Address:

600 Quiet Waters Park Rd, Annapolis, MD 21403

Grading Permits:

Separate grading permits required. Have not been applied for.

Zoning:

OS-Open Space, R1-Residential, Bulk regulations §18-4-701

Water and Sewer Type:

Existing: Existing Wells. No Sewer (QWP served by public sewer)

Proposed: Well water and public sewer

Impacted Schools:

None

No changes to number of lots.



Key Project Information - Land Use

Existing Use:

Public Park

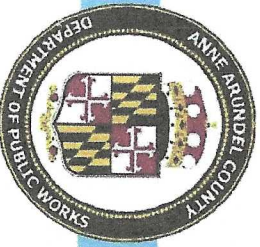
Proposed Use – Quiet Waters Park Expansion:

Public Park

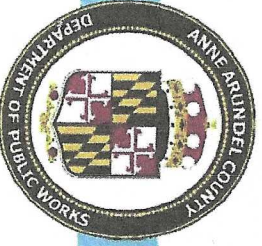
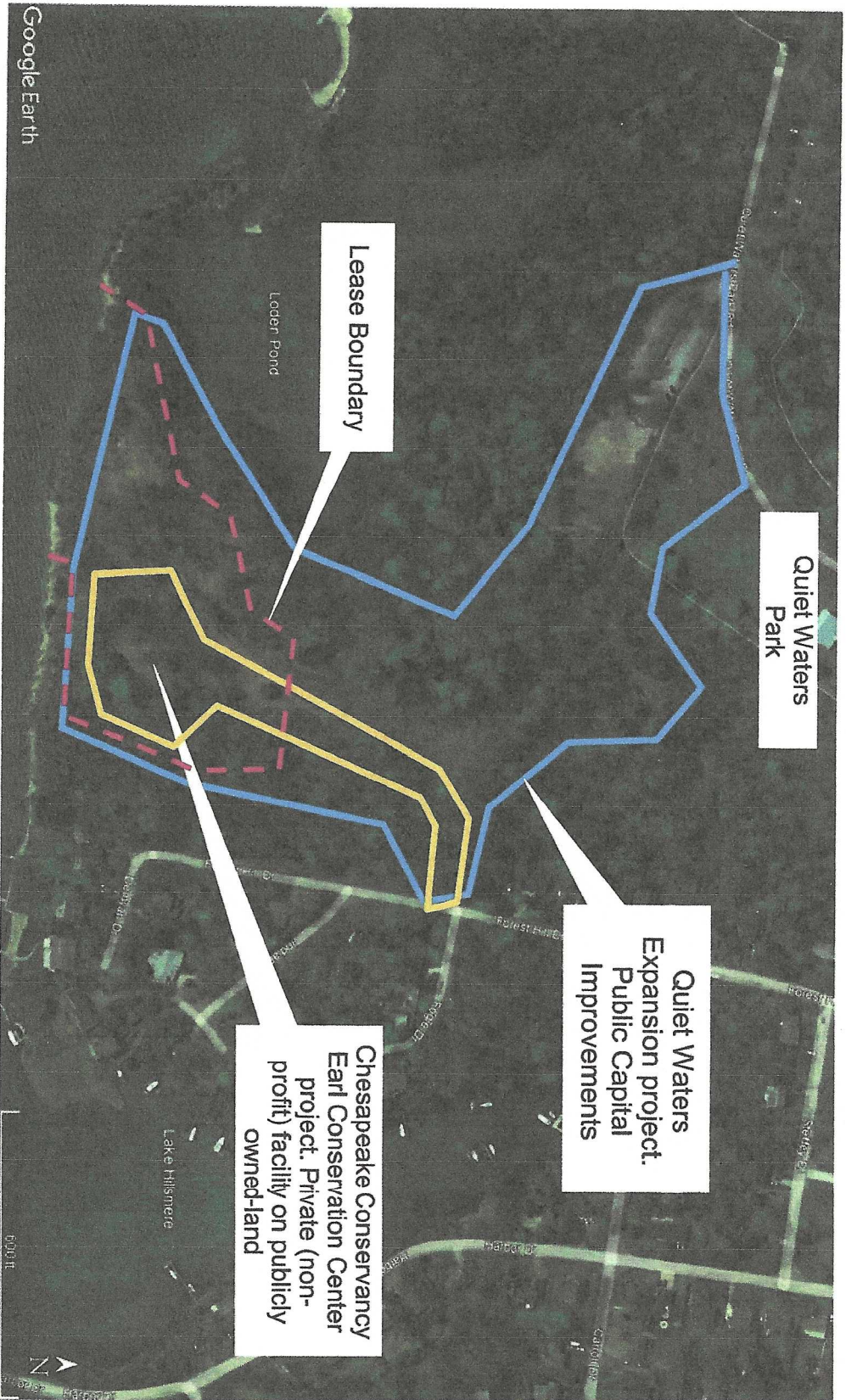
Proposed Use – Earl Conservation Center / Office Building:

Office Building

Nonprofit, charitable organization – a Conditional Use permitted in R1 zoning.

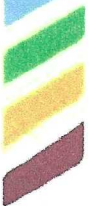
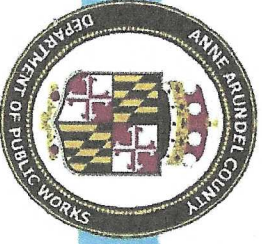
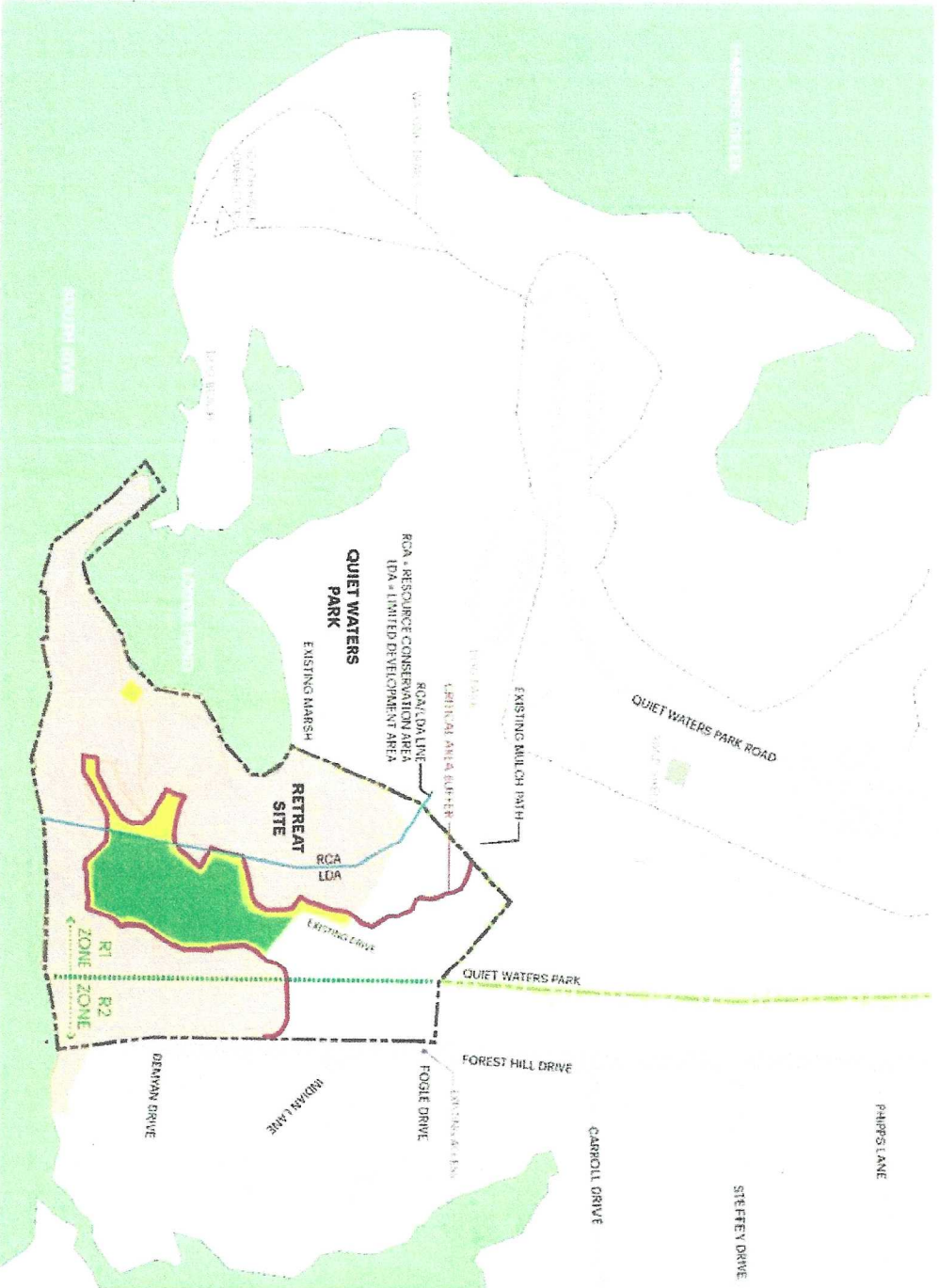


Project Location



Site Constraints

LEGEND	
	Critical Area Buffer
	Zoning Boundary
	Critical Area Designation Line
	Primary Building Development Area
	Secondary Building Development Area
	Constrained Building Development Area



Key Project Information - Environmental

Existing Environmental Features On-Site:

Existing steep slopes, Existing Forest, Existing 100-year floodplain and respective buffer, Site located within Critical Area (LDA & RCA), Existing critical area expanded buffer, and Existing Specimen Trees

Impacts of Proposed Development on Environmental Features:

Existing Forest, Site located within Critical Area (LDA & RCA), Existing critical area expanded buffer, Existing Specimen Trees

Conceptual Stormwater Management:

On-site proposed facilities. Will be highlighted later in this presentation.

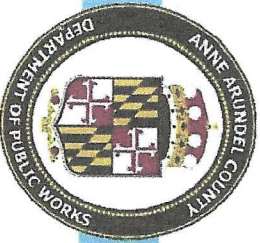
Forest Conservation:

Will comply with current regulations per Anne Arundel County Bill 68-19.

Approximate Road Configuration:

Vehicle Access:

- Primary access through Quiet Waters Park
- Emergency Vehicle Access from Forest Hill Drive



Potential Modifications Required

Forest Conservation / Specimen Trees (>30" DBH) (Anne Arundel County Code: 17-6-303(b)(5))

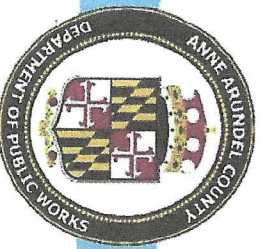
The following vegetation and areas are considered priority retention areas and shall be left undisturbed unless the developer demonstrates that reasonable efforts have been made to protect the vegetation and areas but the plan cannot reasonably be altered a tree that has a diameter measured at 4.5 feet above the ground of 30 inches or more or that is 75% or more of the diameter of the current State champion tree of that species.

Floodplain Management: (Anne Arundel County Code: § 16-2-202(b))

Development may not occur in the floodplain if an alternative location for the development exists. All development shall be consistent with applicable flood hazard and watershed management plans and shall be undertaken in a manner that minimizes adverse impact on aquatic or terrestrial habitats and related flora and fauna. Grading, necessary provisions for drainage, erosion, and sediment control, and vegetative establishments may not increase flooding.

Critical Area Impacts (Anne Arundel County Code § 17-8-201 & 202)

Development in the limited development area (LDA) or in the resource conservation area (RCA) may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope; is to allow connection to a public utility; or is to provide direct access to the shoreline. All disturbance shall be limited to the minimum necessary. Development in the intensely developed area (IDA) may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope or the disturbance is necessary to allow connection to a public utility. Development shall be located to maximize ESD design criteria.



General Site Environmental Features

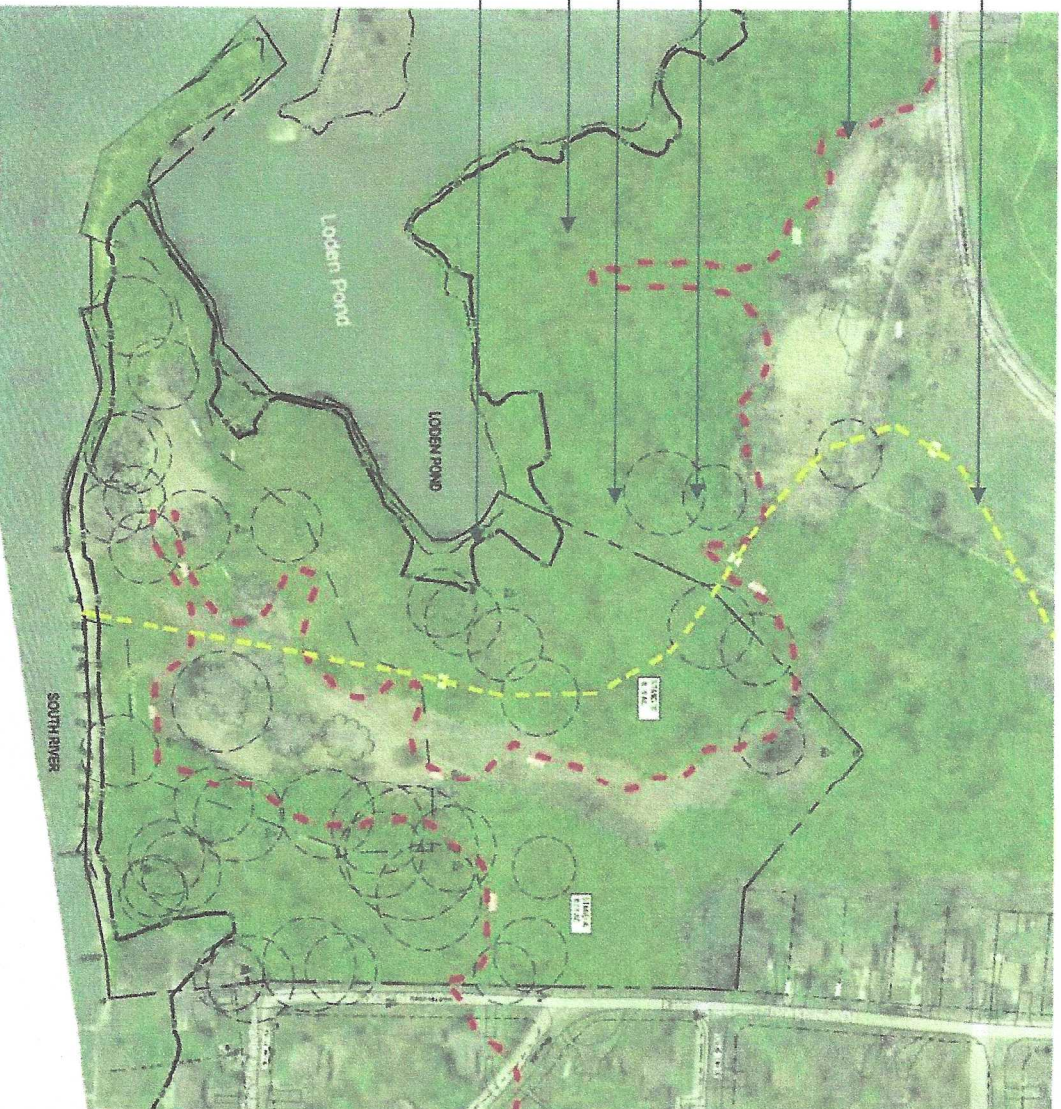
CRITICAL AREA DESIGNATION LINE
THE SITE INCLUDES BOTH LDA AND RCA CRITICAL AREA DESIGNATIONS

CRITICAL AREA EXPANDED BUFFER
ENCOMPASSING STEEP SLOPES & PRIORITY FOREST AREA

EXISTING SPECIMEN TREES (typ.)

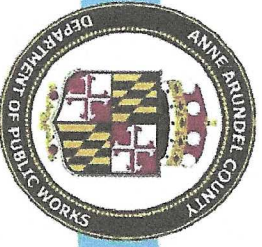
EXISTING FORESTED AREA
STEEP SLOPES

100-YEAR FLOODPLAIN BUFFER



Note:

Information from mapped resources & field delineation



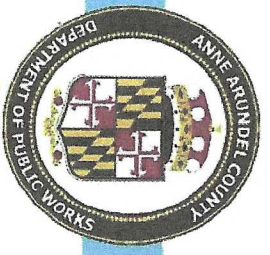
Quiet Waters Park Expansion - Ecological Revival

PRESERVE MEMORIAL TREES
 PRESERVE & PROTECT EXISTING PARK MEMORIAL TREES FROM BEING IMPACTED DURING CONSTRUCTION.

TREE PLANTING
 REESTABLISH A HEALTHY NATIVE CANOPY BY PLANTING A POLY CULTURE OF APPROXIMATELY 100 NEW TREES

NATIVE MEADOW PLANTING
 CONVERT 3.5+ ACRES OF LAWN & INVASIVES INTO NATIVE HABITAT FOR POLLINATORS AND OTHER FAUNA

SCREENING PLANTING
 PROVIDE NATIVE TREE/SHRUB/PERENNIAL PLANTING AS SCREENING OF THE PARKING LOTS TO REDUCE ENVIRONMENT IMPACTS AND ENHANCE NEIGHBORING VIEWS.



Quiet Waters Park Expansion - Circulation Network





VEHICULAR ACCESS
REQUIRED FOR PARK ACCESS AND SAFETY

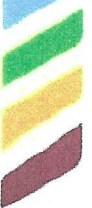
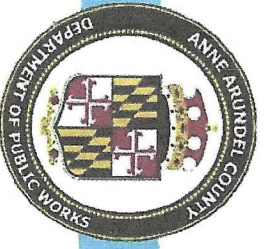
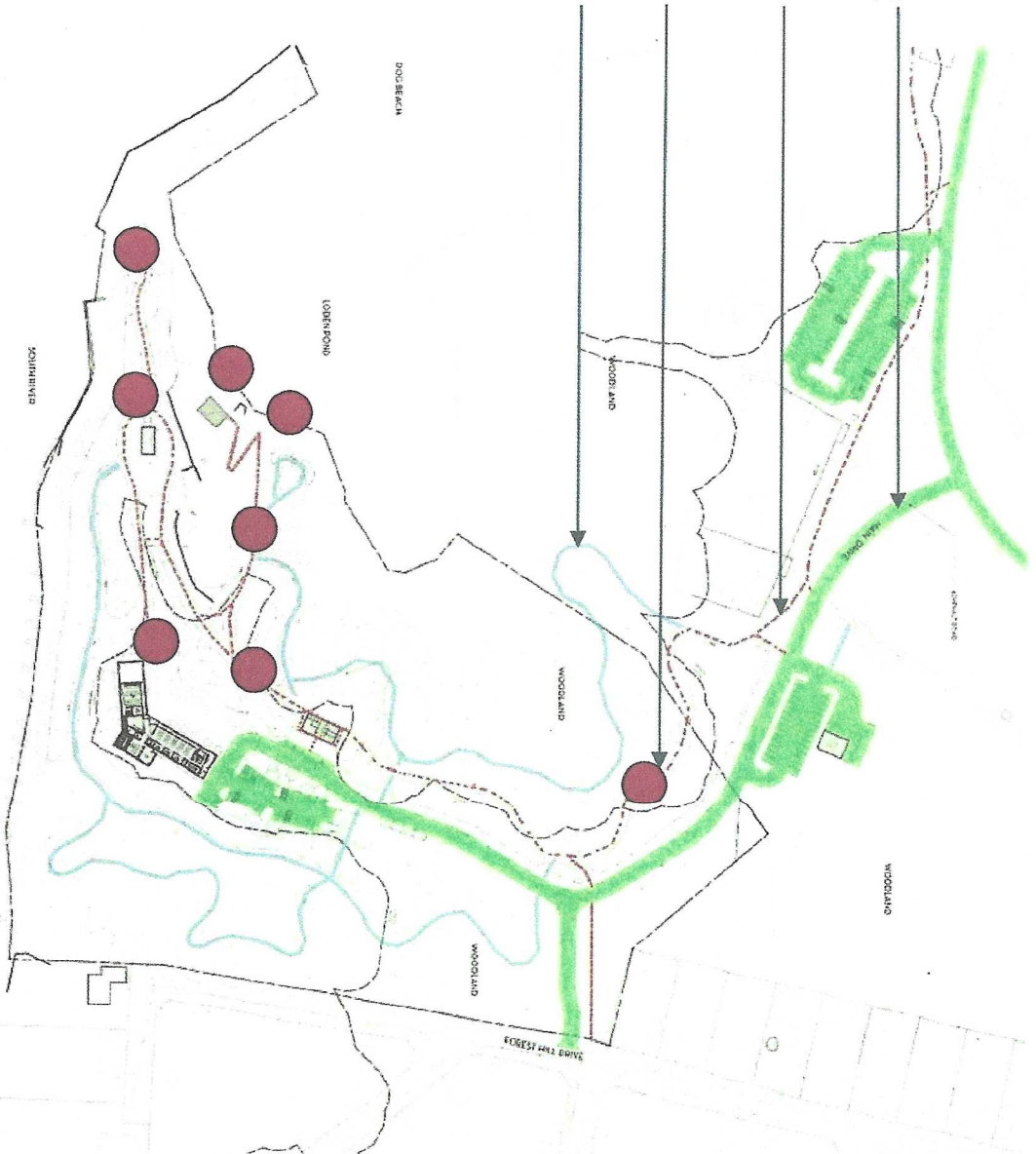
ADA ACCESSIBLE TRAILS
PERMEABLE & COMPACT TRAILS FOR ALL PARK USERS

INTERPRETIVE TRAIL SIGNAGE
ACCESSIBLE PEDESTRIAN LOCATIONS WITH INTERPRETIVE SIGNAGE HIGHLIGHTING SPECIFIC ECOLOGY.

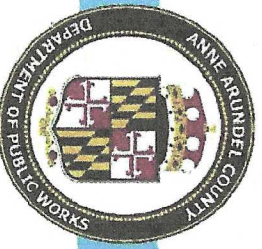
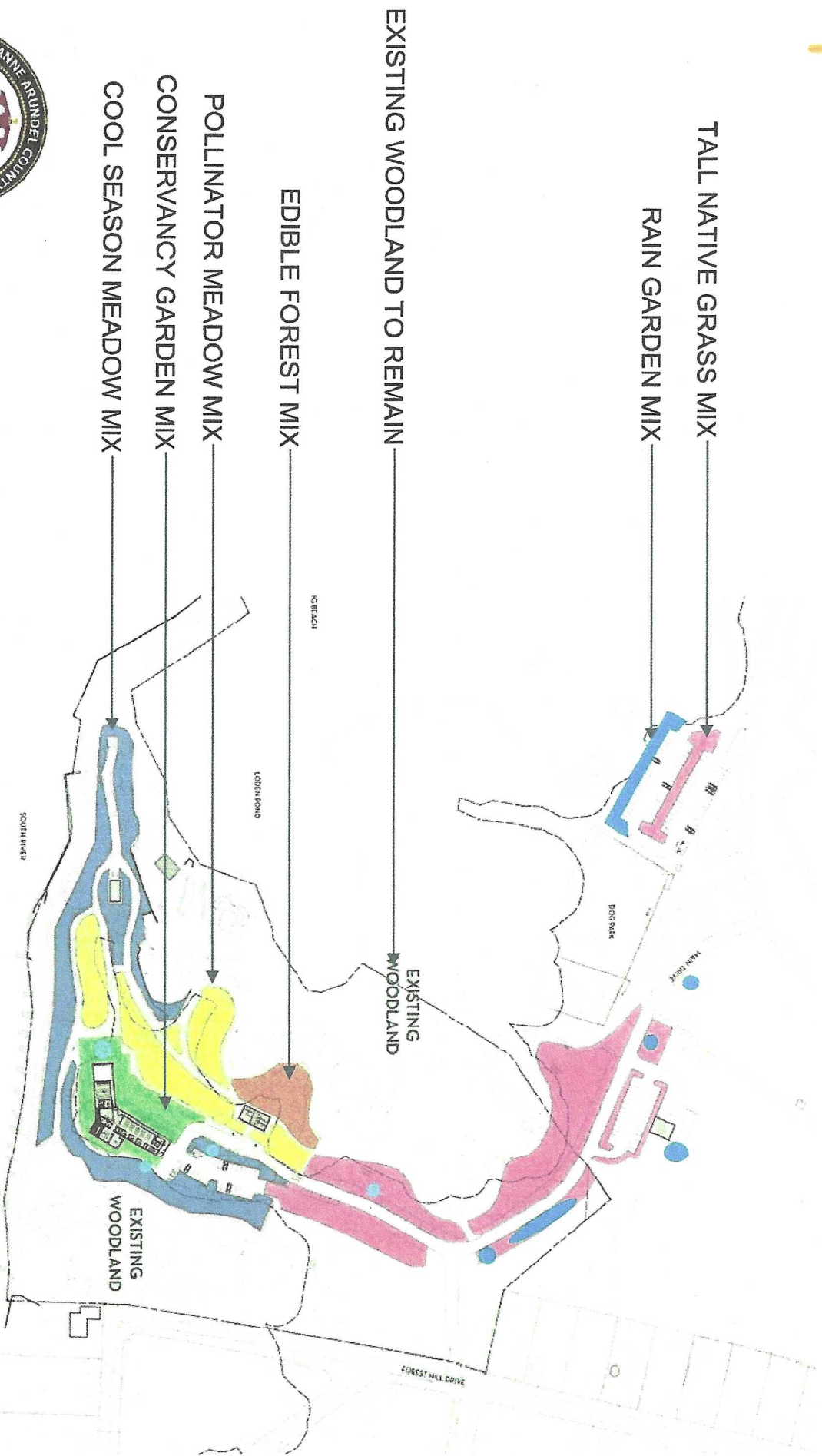
TRAILS
PERMEABLE PATHS FOR 1-2 PEOPLE. PATHS ARE MORE STRENUOUS AND CANNOT BE ACCESSED BY WHEELCHAIR.

LEGEND

-  VEHICULAR ACCESS
-  TRAILS
-  ADA ACCESSIBLE TRAILS
-  INTERPRETIVE TRAIL SIGNAGE



Quiet Waters Park Expansion - Planting Themes

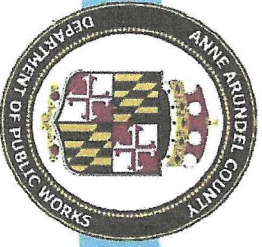
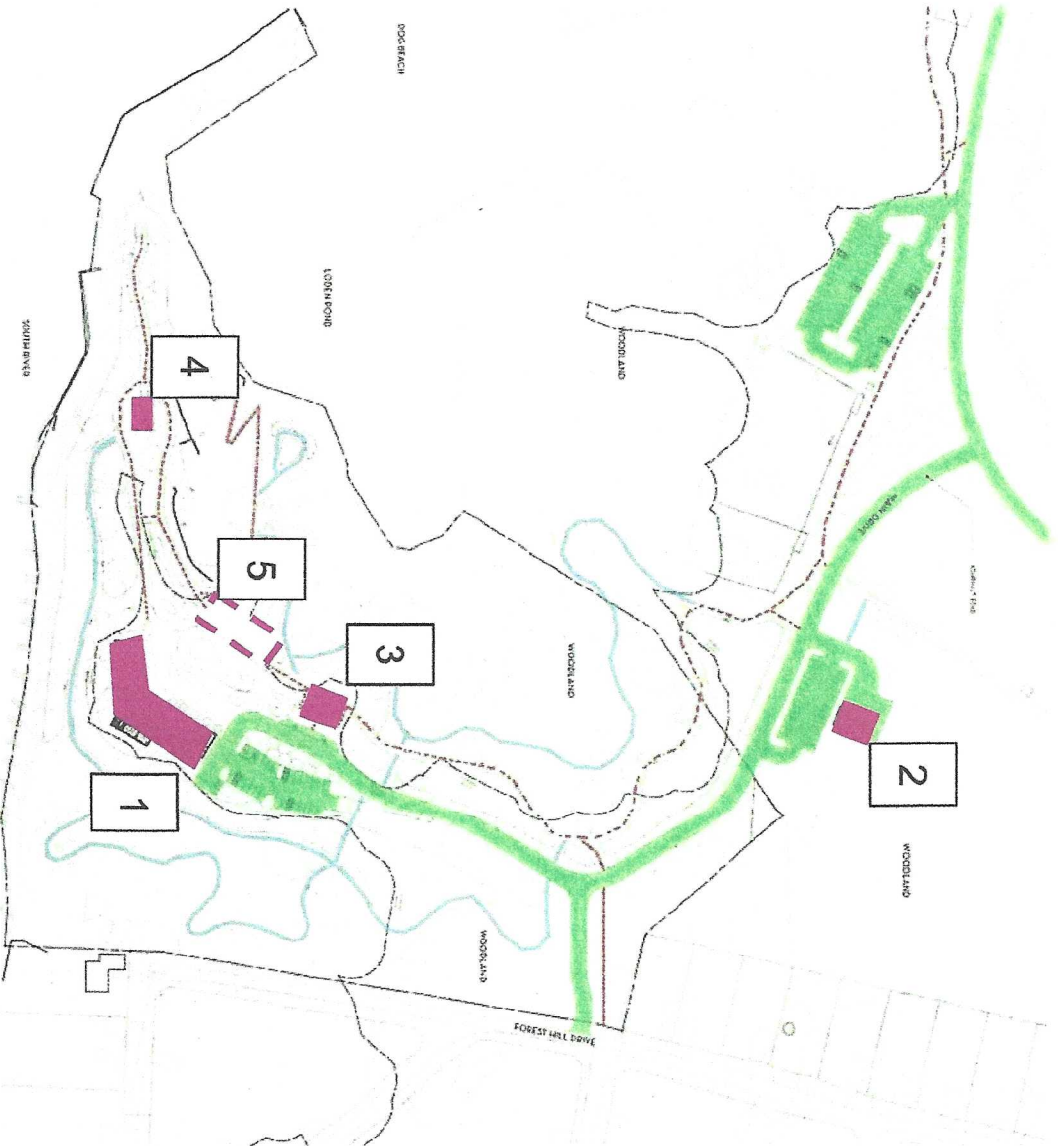


Quiet Waters Park Expansion - Structures

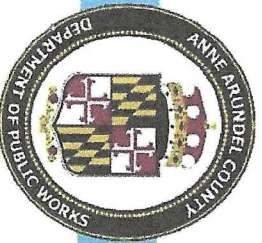
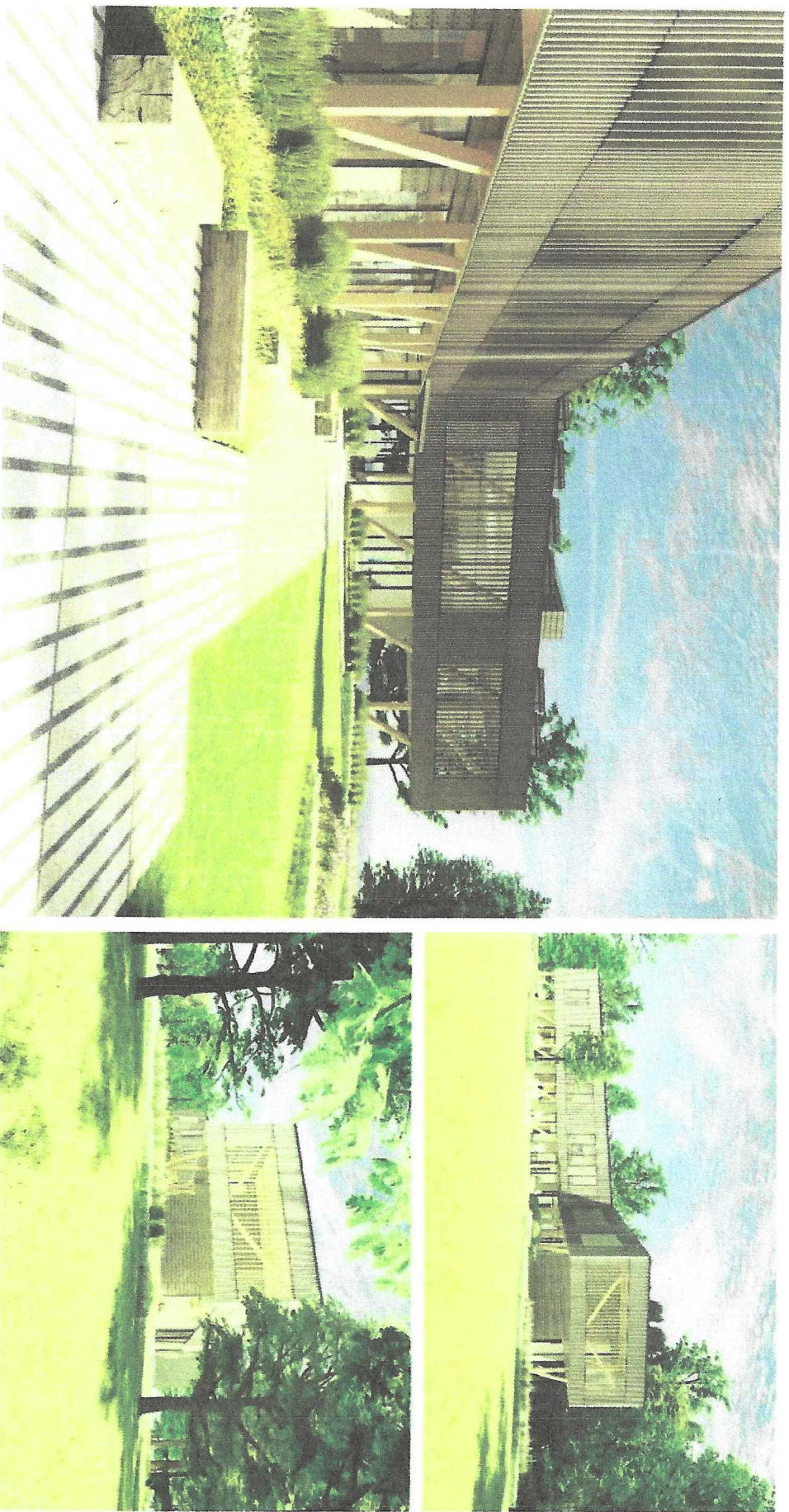
1. Earl Conservation Center (LEED)
 - o 2 Story Building: 15,492 GSF
 - o 36'-9" Total Height ; 15' Height Floors
2. Maintenance Building
 - o 1 Story Building: 30X40'(1,200 SF)
 - o 20' Height (Approximately)
3. Comfort Station
 - o 1 Story Building: 803 GSF
 - o 13' Height
4. Pavilion
 - o 1 Story Structure: 1,410 GSF
 - o 14' Height
5. Potential future building site
 - o 5,000 S.F. Maximum Footprint

LEGEND

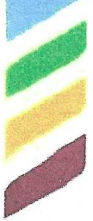
- VEHICULAR ACCESS
- TRAILS
- ADA ACCESSIBLE TRAILS
- PROPOSED STRUCTURES



Quiet Waters Park Expansion - Earl Conservation Center



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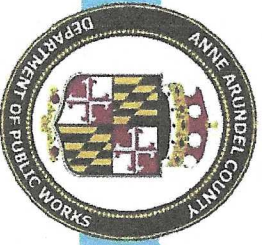
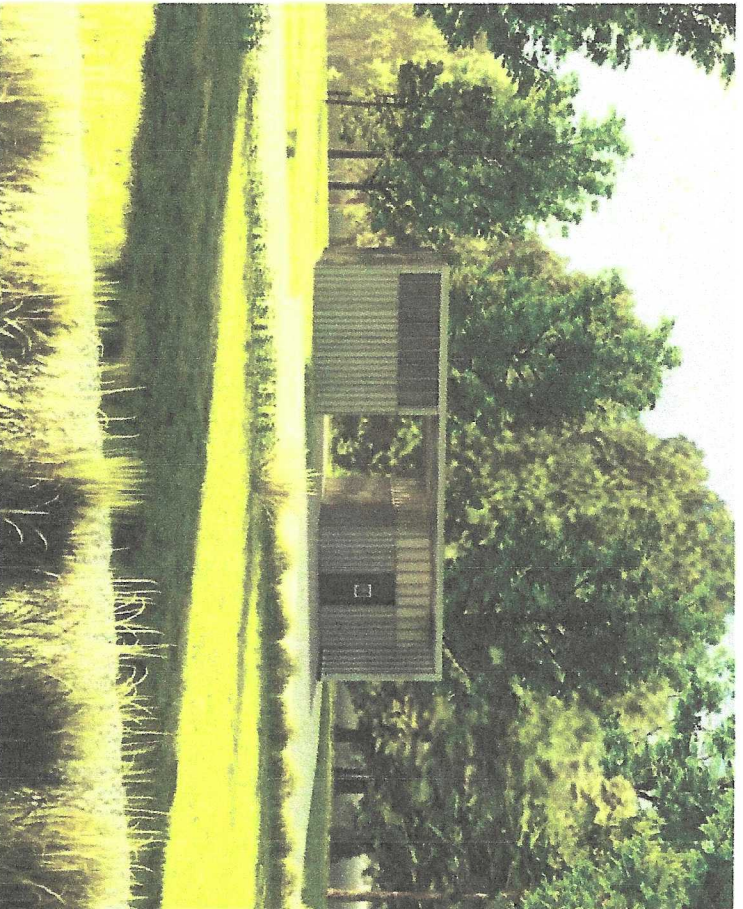
Quiet Waters Park Expansion - Earl Conservation Center



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Quiet Waters Park Expansion - Pavilion & Comfort Station



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Quiet Waters Park Expansion - Site Elements

SURFACE PARKING LOT
 EXPANSION OF EXISTING PARKING -
 80 VEHICLES (2 ADA SPACES)

SURFACE PARKING LOT
 PROPOSED PARKING -
 30 VEHICLES (2 ADA SPACES)

**LIMITS OF DISTURBANCE OF QUIET
 WATERS PARK EXPANSION = 341,890 SF**

EMERGENCY ACCESS ONLY
 LOCKED GATE W/ FIRE TRUCK ACCESS ONLY. ENTRY TO
 BE PAVED WITH GRASS-PAVE.

SURFACE PARKING LOT
 PROPOSED PARKING - 28 VEHICLES (2 ADA SPACES + 10
 OVERFLOW SPACES IF THE FUTURE BUILDING IS
 CONSTRUCTED)

**LIMITS OF DISTURBANCE OF EARL
 CONSERVATION CENTER = 65,000 SF**

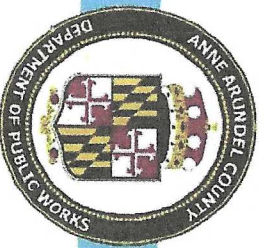


Quiet Waters Park Expansion - Storm Water Management

- Environmental Site Design (ESDV)
- Design will comply with County regulations for water quality (ESDV) and water quantity (10-yr)
- On-site conveyance storm drain system.
- Each building/site feature will have dedicated SWM adjacent to it.



ESD micro-facility



Quiet Waters Park Expansion - Tree Impacts

EXISTING SPECIMEN TREES
TO REMAIN

EXISTING SPECIMEN TREES
TO BE REMOVED

EXISTING FOREST CANOPY TO
BE REMOVED/DISTURBED

PROPOSED TREE PLANTING

Notes:






- Forest removal inside the Critical Area. – approx. 2.4 ac
- Forest removal inside the Critical Area Expanded Buffer approx. 0.7 ac
- Removal of 3 Specimen Trees
- Minimize steep slope impacts

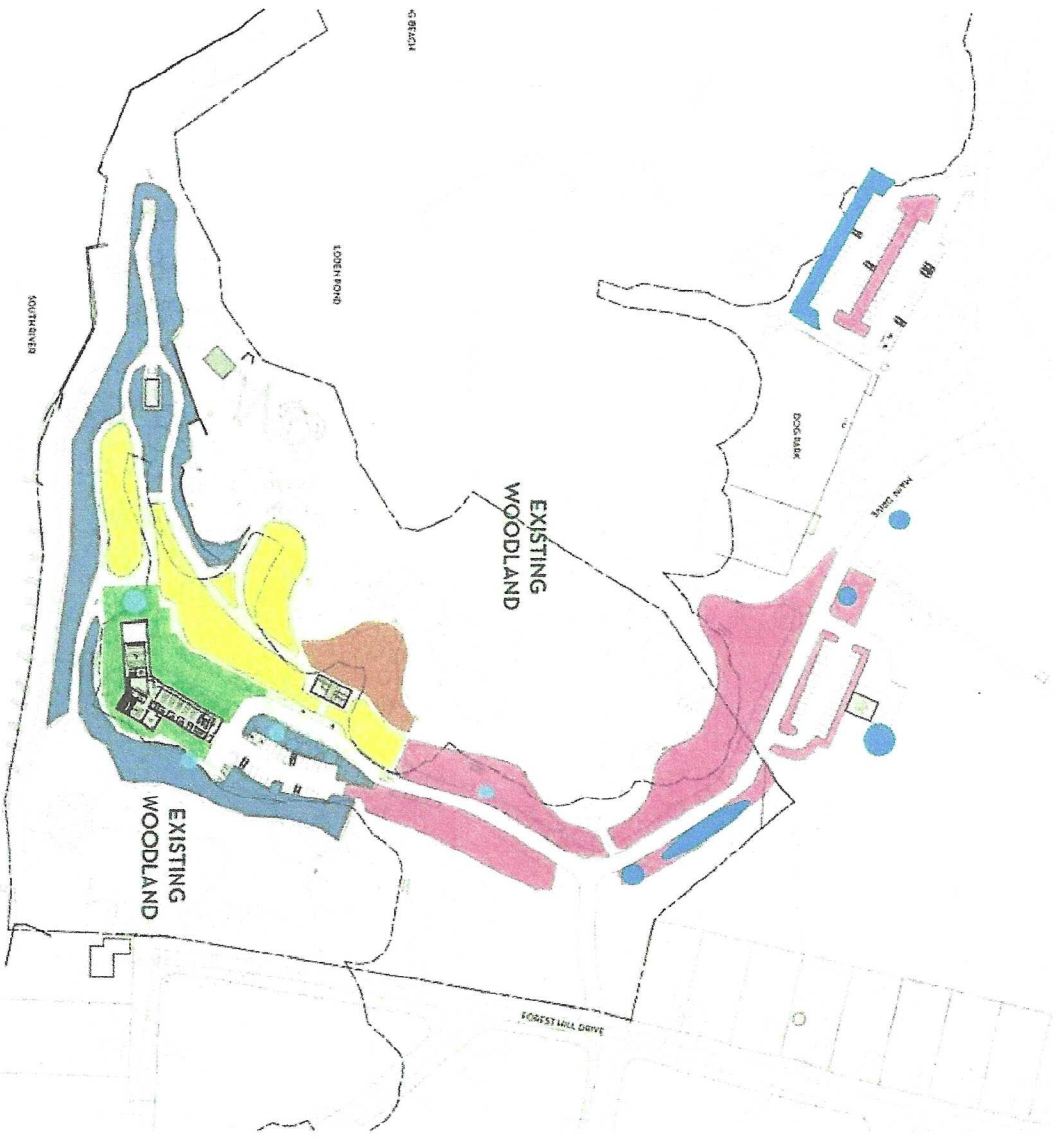


Anticipated Mitigation

- Proposed mitigation for impacts to environmental features will occur within the expansion area and in other areas of Quiet Waters Park.
- All mitigation planting will be native and adaptive to the site's constraints.
- Mitigation planting will include native trees, shrubs, perennials, and grass.

LEGEND

	RAIN GARDEN MIX
	TALL NATIVE GRASS MIX
	EDIBLE FOREST MIX
	POLLINATOR MEADOW MIX
	CONSERVANCY GARDEN MIX
	COOL SEASON MEADOW MIX



Next Steps

Quiet Waters Park Expansion

Design Development Phase:

Complete Winter 2022/2023

Construction Documents & Permits:

Winter 2022 – Spring 2023

Bidding:

Summer 2023

Construction Start:

Summer/Fall 2023

Earl Conservation Center

Construction Documents

Ongoing – Complete November 2022

Permits (Grading & Building)

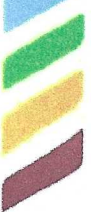
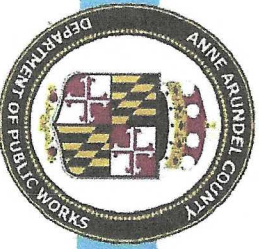
Winter 2022 – Spring 2023

Bidding:

Spring 2023

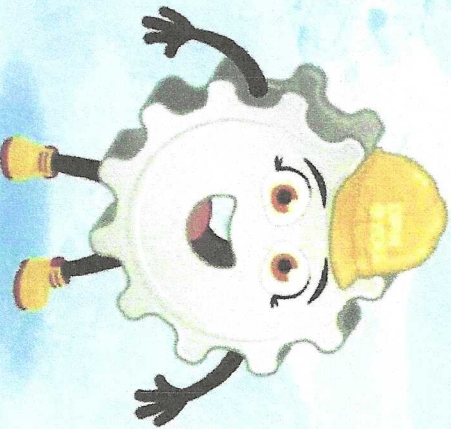
Construction Start:

Spring/Summer 2023



Capital Project Life Cycle

RIGHT-OF-WAY PROCESS



Right-of-Way Process

It is critical that the appropriate rights-of-way, easements and real estate acquisitions necessary to implement a project be secured before the Construction Phase can begin.

1 Project Inception

A Capital Project request is created as a response to a need identified by a User Agency. The Bureau of Engineering develops a project description, budget and schedule. The Capital Project request is reviewed for the Capital Improvement Plan Oversight Committee who assigns a rank and identifies advantages along with those of other requests for new project proposals. Additionally, the County Executive determines which projects are eligible for the Capital Budget request presented to the County Council. The request is then approved for the new Capital Project.

2 Contract Initiation

Once the Capital Project is approved, a new Contract is initiated. A series of work is identified and used to complete a bid packet, an engineering form to describe the Design Phase. The DRY Project Sponsor oversees the requirements, project schedule, and the various Design Phases, including communicating and coordinating with the User Agency and the Public.

3 Design

Schematic Design
During the Design Phase, the information that has been gathered is prepared into multiple sets for several representatives and consultants and initially in a preliminary format. The initial set of reports includes design concepts, conceptual drawings, and a preliminary schedule and cost estimate. The design process includes developing conceptual drawings, which are then refined and revised through project team meetings.

Design Development
In Design Development, the Schematic Design is refined and refined through plan, profile, elevation, and sections depicting the layout of buildings, linear infrastructure, signs, or signs, limits of disturbance, and pertinent site features.

4 PROJECT PERFORMANCE PERIOD

Construction Documents

The plans and outline specific items proposed during Design Development are developed into a complete set of Construction Documents, and specifications to describe construction. Drawings and specifications are prepared by consultants on contract bids, obtain the required permits, and rights of way and secure the bids for preparing the figures. Final review of production construction and Bid documents.

After completing the Construction Documents, the necessary rights of way and/or special permits must be received before the DRY can award the contract. This document, sign the drawings, and approve the Project to the Bid & Award Phase.

Bid & Award

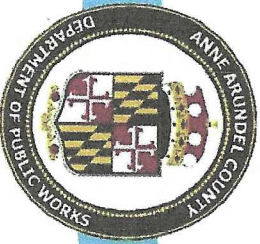
The Bid Documents are provided to prospective bidders as part of a complete bid package. The documents which Construction Contract will be awarded. The contract to build the proposed special improvements.

Construction

The DRY Project Manager is responsible for reviewing and coordinating the contract terms of the Construction Contract. The Consultant provides a central location management and inspection services, and the Design Consultant provides technical assistance during construction.

Project Performance

This is the close out of the Construction Contract. During the one-year Contractor warranty period, the contractor is responsible for any observed defects or construction work to be corrected - and the County issues final acceptance of the Project. At the end of the Project Performance Period, the User Agency becomes responsible for all required routine maintenance and operation.



Questions?

Follow Up:

For up to 2 weeks after tonight's meeting, send written comments / questions to:

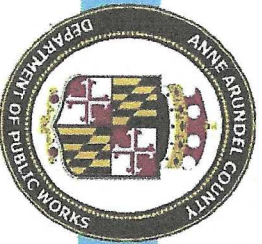
Lisa Deanes, Project Manager

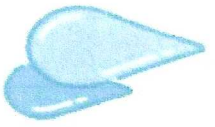
Anne Arundel County, Dept. of Public Works

pwvdea00@aaacounty.org

- All responses will be provided by the project team and posted on the County's Community Meeting Calendar Webpage and the Dept. of Recreation and Parks Capital Projects website.
- Responses will also be mailed to all parties that were sent the meeting invite.

Thank you!





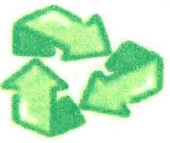
Bureau of Utility Operations

24-Hour Emergency
Water Service: (410) 222-8400
Billing Inquiries: (410) 222-1144



Bureau of Engineering

General Inquiries: (410) 222-7500



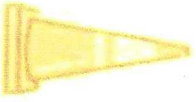
Bureau of Waste Management Services

Bulk Trash Service / Curbside Collections: (410) 222-6100



Bureau of Watershed Protection and Restoration

General Inquiries: (410) 222-1072

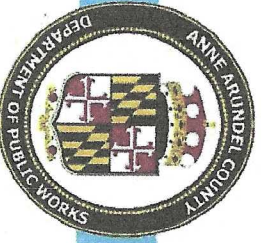


Bureau of Highways

General Inquiries: (410) 222-7321
Snow Line: (410) 222-4040
Email: hwycustomercaare@aacounty.org

Customer Relations:

(410) 222-7582



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Quiet Waters Park Expansion - Overall Site Plan

1. EXPANDED PARKING
2. DOG PARK
3. MAINTENANCE SHED & STORAGE
4. PROPOSED PARKING LOT
5. NATURAL SURFACE TRAIL
6. ADA COMPLIANT TRAIL
7. EMERGENCY VEHICLE ACCESS DRIVE
8. COMFORT STATION
9. PROPOSED PARKING LOT
10. EARL CONSERVATION CENTER
11. POSSIBLE FUTURE BUILDING LOCATION
12. EDUCATION PAVILION
13. BOAT HOUSE
14. SCENIC OVERLOOK

